

CHAPEL HILL SHOPPING CENTER

1 AC OUTLOT FOR BTS (Ground Lease & For Sale)

VERITAS
REALTY



OUTLOT FOR BTS
OR GROUND
LEASE

7421 W 10th St., Indianapolis, IN 46214

CONTACT: John Holloway
E: John@VeritasRealty.com
T: 317-472-1800

Paul Rogozinski
E: Progozinski@VeritasRealty.com
T: 317-789-8164



www.VeritasRealty.com

OUTLOT AVAILABLE CHAPEL HILL SHOPPING CENTER

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

1 Acre Outlot

CENTER OVERVIEW:

126,408 SF Shopping Center

PROPERTY HIGHLIGHTS:

- Highly visible power center serving the westside of Indianapolis
- Full accessibility to center from W. 10th St. and N. Girl School Rd (over 59,500 ADT combined)
- Large pylon available along W. 10th Street
- Located across from Ben Davis High School, Chapel Hill Jr. High School and Chapelwood Elementary School (6,000+ students combined)



CENTER RETAILERS:



DEMOGRAPHICS



1 MILE



3 MILE



5 MILE

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------|----------|----------|----------|
| Population: | 11,515 | 91,038 | 203,584 |
| Households: | 4,815 | 37,649 | 79,539 |
| Daytime Population: | 7,032 | 61,282 | 137,875 |
| Avg. HH Income: | \$63,368 | \$57,873 | \$58,972 |

SITE PLAN



| Suite | Tenant | Size | Suite | Tenant | Size |
|-----------|----------------------------------|-----------|-------|---|----------|
| A1 | Starbucks (7315) | 1,600 SF | M | Queens Beauty Supply (7427) | 3,400 SF |
| A2 | Great Clips (7317A) | 1,560 SF | N | Jackson Hewitt Tax (7429) | 1,000 SF |
| A3 | Metro PCS (7317B) | 1,288 SF | O | The Breakfast Co (7435) | 4,122 SF |
| A4 | 10th Street Tobacco (7319) | 1,252 SF | P/Q | Forge Industrial Staffing (7437) | 4,683 SF |
| B | Vision Values - Dr. Tavel (7321) | 1,200 SF | R | Din African Hair Braiding & DC's Boutique | 1,600 SF |
| C | Eyebrows (7323) | 1,200 SF | S | Nail Art (7439B) | 1,600 SF |
| D | Snipes (7325) | 10,580 SF | T | Juve Barber (7441) | 1,200 SF |
| E | Laundry Connection (7329) | 7,400 SF | U | H&R Block (7443) | 1,750 SF |
| F | Tan Connection (7335) | 1,200 SF | V | Billy O'Neal's Pub (7447) | 2,500 SF |
| G | Ethiopian Restaurant (7358) | 1,680 SF | W/X | China Buffet (7451) | 4,450 SF |
| H | Orthodontic Experts | 3,200 SF | Y | AVAILABLE - Former Medical Office (7457) | 2,400 SF |
| I | Mega Furniture Outlet (7405) | 23,232 SF | Z | AVAILABLE OUTLOT (1.0 acre) | |
| J | Dollar General (7417) | 9,956 SF | AA | Arby's | 3,310 SF |
| K | Mexican Grocery Store (7419) | 6,900 SF | BB | Fifth Third Bank | 4,200 SF |
| L | Planet Fitness (7425) | 11,650 SF | CC | Rally's | 750 SF |
| Total GLA | | | | 120,863 SF | |

OUTLOT AVAILABLE CHAPEL HILL SHOPPING CENTER

CENTER
PHOTOS



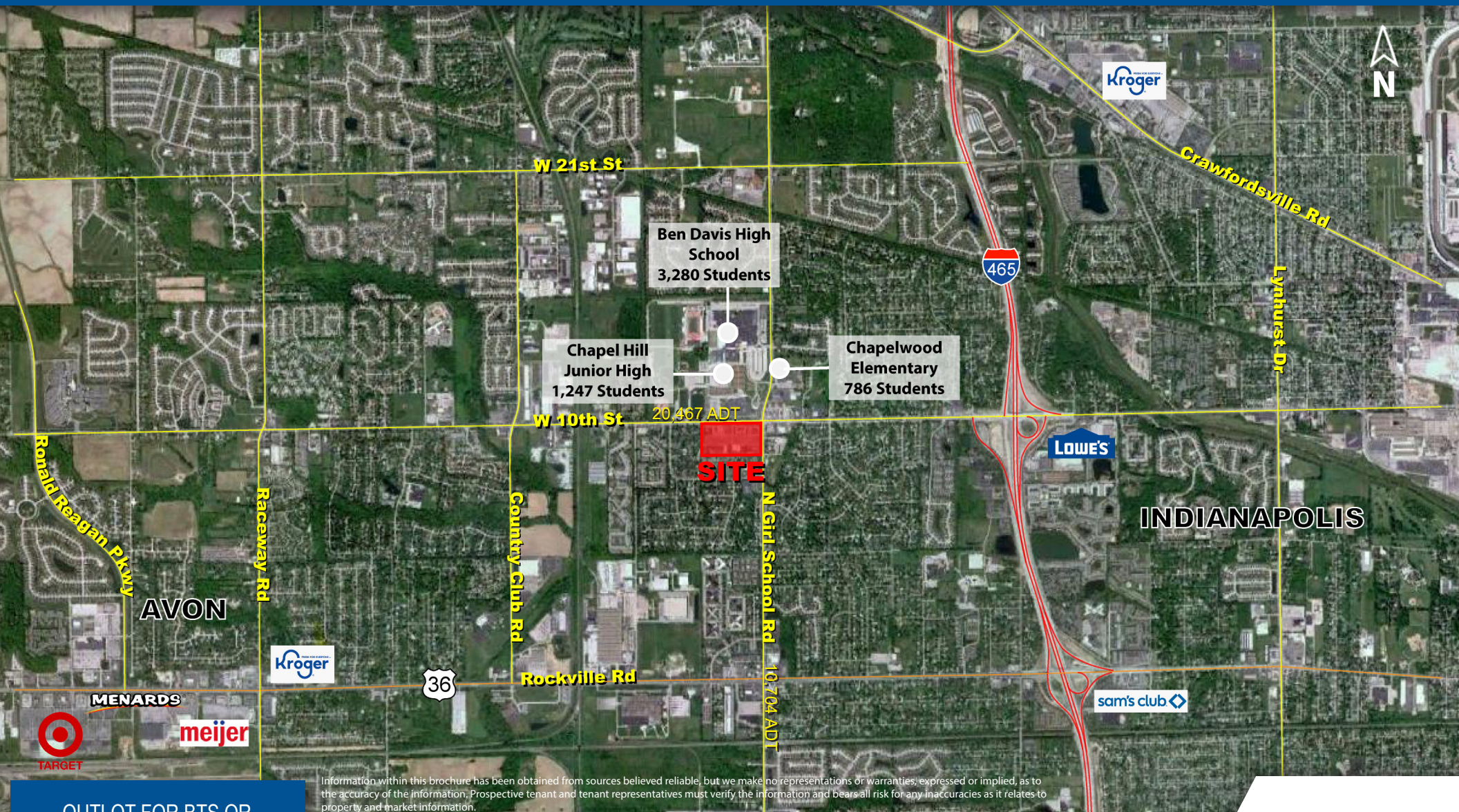
PYLON



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MARKET
AERIAL



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